

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

September 14, 2011

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, September 20, 2011 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of September 13 2011

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call
  4. Swear in staff
  5. Correspondence
  6. Old Business:
 

Case: P10-036 Applicant: Attorney: Review Planner: Address: Block: 1883 Zone: Description:	Administrative Amendment Tovaste Academy Rock, LLC George Garcia Jeff Wenger 182 Academy St / 19 Rock Street Lot: 30 OR – Office and Residential Change of fencing material <b>Decision: Approved.</b>
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  7. New Business:
  8. Case: P11-018 Interim Use - Preliminary & Final Major Site Plan  
 Applicant: Robert Morales  
 Attorney: pro se  
 Review Planner: Kristin Russell  
 Address: 423-431 Third St./162 Merseles St.  
 Block: 431 Lots: 21.A, 22.A, 23.A, 27.A, C, D  
 Zone: Merseles St. Redevelopment Plan  
 Description: Adaptive reuse of an existing garage into a fitness center. This is not a permitted principal use in the area, so the request is for a 3-year interim use.  
**Applicant did not appear.**
  9. Case: P04-200 Final Major Site Plan  
 Applicant: LAN Realty Inc.  
 Attorney: Patricia Rosenblatt, Esq.  
 Review Planner: Kristin Russell  
 Address: 522 Ocean Ave.  
 Block: 1575 Lots: 3.A  
 Zone: Ocean/Bayview Redevelopment Plan  
 Description: Renovation of mixed use building with 6 residential units and 2 ground floor retail spaces. Original approval granted Feb. 8, 2005.  
**Decision: Approved.**
  10. Case: P11-041 Preliminary & Final Major Site Plan  
 Applicant: Newport Associates Development Company  
 Attorney: Charles Harrington, Esq.  
 Review Planner: Kristin Russell  
 Address: foot of Sixth Street  
 Block: 20 Lots: 2.25  
 Zone: Newport Redevelopment Plan  
 Description: expansion of existing Newport Marina to add docks and 18 additional boat slips.  
**Decision: Approved.**
  11. Case: P09-036 Preliminary Major Site Plan  
 Applicant: Ocean Avenue Baptist Church  
 Attorney: Robert Taylor, Esq.  
 Review Planner: Kristin Russell  
 Address: 735-741 Ocean Avenue  
 Block: 1998 Lots: 61A, 62A.99  
 Zone: Martin Luther King Redevelopment Plan  
 Description: Addition of 2,190 sf to, and renovation of, existing house of worship  
**Decision: Approved with conditions.**
  12. Case: P07-090 (dup) Final Major Site Plan  
 Applicant: Fred W. Martin Apartments Urban Renewal, L.P.  
 Attorney: Eugene P. O'Connell  
 Review Planner: Jeff Wenger  
 Address: 194-212 MLK Drive  
 Block: 1319 Lots: 172  
 Zone: Newport Redevelopment Plan  
 Description: New 39 unit, 4 story residential building with retail and 39 parking spaces.  
**Decision: Approved.**

13. Review and discussion of the "Report Concerning the Determination of the Bright and Varick Study Area as an Area in Need of Redevelopment." **Approved and recommended to city Council for Adoption.**
14. Review and discussion of the proposed "Bright and Varick Redevelopment Plan." **Approved and recommended to City Council for Adoption.**
15. Case: P08-103.1 Amended Minor Site Plan with "c" variances  
Applicant: Rohan Somar  
Attorney: Ron Shaljian, Esq.  
Review Planner: Kristin Russell  
Address: 467 Palisade Ave.  
Block: 767 Lots: 39  
Zone: R-2-Multi-family attached housing ( 4 stories or less)  
Description: Originally approved April 7, 2009. Significant unapproved façade and floorplan changes, changes to total square footage, material downgrades, coverage and FAR changes.  
Variances: height, first floor glazing  
**Carried to September 27, 2011**
16. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
  1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with "c" variance # P11-023 submitted by Eastern International Community College(684 Newark Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving the proposed Housing Authority Study Area as an Area in Need of Rehabilitation.
  3. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Zoning Map expanding the Restaurant Overlay zone.
  4. Resolution of the Planning Board of the City of Jersey City Approving Minor site Plan # P11-038 submitted by Magdalena Correa (4801/2 Pacific Avenue)
  5. Resolution of the Planning Board of the city of Jersey City Approving Minor Site Plan # P11-044 submitted by Mohammad Maliik (580 Montgomery Street).
  6. Resolution of the Planning Board of the city of Jersey City approving Minor site Plan # P 11-034 submitted by New Cingular wireless PCS, LLC ( 430 Danforth Avenue).
  7. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P06-177 submitted by Hajjar Medical Office Building of JC, LLC ( 631-645 ½ Grand Street).
  8. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Site Plan for Interim Us # P11-027 submitted by Liberty Holdings, LLC ( 506 Caven Point Road).
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD